



## *City of El Paso – City Plan Commission Staff Report*

### **REVISED**

**Case No:** SUSU15-00062 Cielo Vista Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** January 28, 2016  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Montana and East of Airway  
**Acreage:** 5.733 acres  
**Rep District:** 3  
**Existing Use:** Apartments  
**Existing Zoning:** A-2 (Apartment)  
**Proposed Zoning:** C-3 (Commercial)  
**Nearest Park:** Edgemere Median Park (.05 mi.)  
**Nearest School:** Bonham Elementary School (.12 mi.)  
**Park Fees Required:** \$5,730.00  
**Impact Fee Area:** N/A  
**Property Owner:** EP Simana, L.P.  
**Applicant:** SLI Engineering, Inc.  
**Representative:** SLI Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4(Commercial) / Commercial Development  
**South:** C-1 (Commercial) / Commercial Development  
**East:** R-4 (Residential) / School  
**West:** M-1 (Manufacturing) / Commercial Development

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is proposing to re-subdivide 5.733 acres into one commercial lot and vacate multiple easements previously platted on the property. The applicant has submitted a waiver request to waive ROW improvements on Airway Boulevard and Edgemere Boulevard. Access to the subdivision is proposed from Airway Boulevard and Catalina Way. A 35' access easement has been provided from Avalon Drive to Catalina Way in order to accommodate the vacation of the cul-de-sac. The vacation of a portion Avalon Drive was approved by the City Plan Commission on November 19, 2015. The subdivision was reviewed under the current subdivision code.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Cielo Vista Replat A on a Resubdivision Combination basis subject to the following conditions and requirements:

- Prior to the recording of Cielo Vista Replat “A”, the vacation of Avalon Drive and the alley right-of-way must be approved by City Council.

### **Planning Division Recommendation:**

Staff recommends **approval** of Cielo Vista Replat A on a Resubdivision Combination with the conditions above and **approval** of the request to waive ROW requirements in accordance with Section 19.10.050.A.1.

**Section 19.10.050.A.1.** (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
  - a. *Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.*

### **Planning and Inspections Department - Land Development**

Add note on final plat: Stormwater runoff from adjacent eastern lot shall be allowed to flow through Lot 1 towards Airway.

### **Parks and Recreation Department**

We have reviewed **Cielo Vista Replat “A” Subdivision**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-2" meeting the requirements for Single-family (A-1 uses), Two-family (A-1 uses) and Multi-family dwellings use with a minimum unit area of 1,750 sq. ft. per dwelling however, per preliminary plat, Applicant is proposing a Non-residential use (Commercial) therefore “Park fees” will be assessed based on the following:

1. **If** applicant provides copy of recorded covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" in the amount of **\$5,730.00** based on the following calculations:

Non-residential acreage 5.73 (rounded to two decimals) @ \$1,000.00 per acre = **\$5,730.00**

Please allocate generated funds under Park Zone: **E-1**

Nearest Parks: **Edgemere Medians** & **Ponder Park**

**If** density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

### **El Paso Water Utilities**

1. EPWU's planning and development section does not object to this request. The existing water main along Avalon Dr. will have to be cut & capped and the existing fire hydrant (#217) will have to be relocated. The existing sewer main will have to be cut and a manhole will have to be installed at the new end of line. All cost associated with this work is the responsibility of the applicant.

#### **Water:**

2. There is an existing 6-inch (6") diameter water main extending along Catalina Way that is available for service, the water main is located approximately 40 feet (40') east from the eastern property line.
3. There is an existing 8-inch (8") diameter water main extending along Edgemere Way that is available for service, the water main is located approximately 12 feet (12') south from the southern property line.
4. There is an existing 12-inch (12") diameter water main extending along Airway Blvd. that is available for service, the water main is located approximately 36 feet (36') west from the western property line.
5. There is an existing 6-inch (6") diameter water main extending along Avalon Dr. that is available for service, the water main is located approximately 10 feet east from the center line of the right-of-way.
6. EPWU records indicate nine active meters located along Catalina Way. There are six (7) domestic meters (three (3) 1 ½-inch, three (3) 1-inch and one (1) ¾-inch) and two (2) ¾-inch yard meters.
7. Previous water pressure tests from fire hydrant # 472 located on the northeast corner of Catalina Way and Edgemere Way yielded a static pressure of 65 (psi) pounds per square inch, a residual pressure of 55 (psi), and a discharge of 949 (gpm) gallons per minute.

#### **Sanitary Sewer:**

8. There is an existing 8-inch (8") diameter sanitary sewer extending along Catalina Way that is available for service, the sewer main is located approximately 25 feet (25') east from the eastern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
9. There is an existing 8-inch (8") diameter sanitary sewer extending along Edgemere Way that is available for service, the sewer main is located approximately 30 feet (30') south from the southern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
10. There is an existing 12-inch (8") diameter sanitary sewer extending along Airway Blvd. that is available for service, the sewer main is located approximately 55 feet (55') east from the eastern property line. The depth of the existing sewer main is approximately 5 ½ feet deep.
11. There is an existing 8-inch diameter sanitary sewer main extending along Avalon Dr. that is available for service, the sewer main is located approximately 5 feet west from the center line

of the right-of-way. The depth of the existing sewer main is approximately 4 feet deep.

12. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 377 feet (377') south of manhole on Airway Blvd.
13. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 77 feet (77') south of manhole on Airway Blvd.
14. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 34 feet (34') south of manhole on Airway Blvd.

**General:**

15. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Sun Metro**

Recommended coordinating site work/construction with Sun Metro in order to prevent negative impacts to transit services and development projects.

**El Paso Department of Transportation**

Applicant submitted TIA with the rezoning. There is no mitigation required. No objections.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No objections.

**Central Appraisal District**

No comments.

**El Paso Electric Company**

Upon receiving a private easement for existing lines EPE no longer has an issue with the vacates of utility easements as noted on the Cielo Vista Replat A submittal.

**Texas Gas Company**

Texas Gas Service has facilities within an easement along the north side of the property within the 15ft. utility easement and 5 ft. utility easements.

**Time Warner Cable**

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants the abandonment 6812 Cielo Vista Apartments in El Paso, TX.

If applicable, please contact the Texas Excavation Safety System (Texas811) to have facilities

marked & located within affected easements before any excavations are started.

**AT&T**

AT&T will not contest the vacating or release of the current easements as detailed on the proposed prints for the new development(s).

**Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

CIELO VISTA REPLAT A



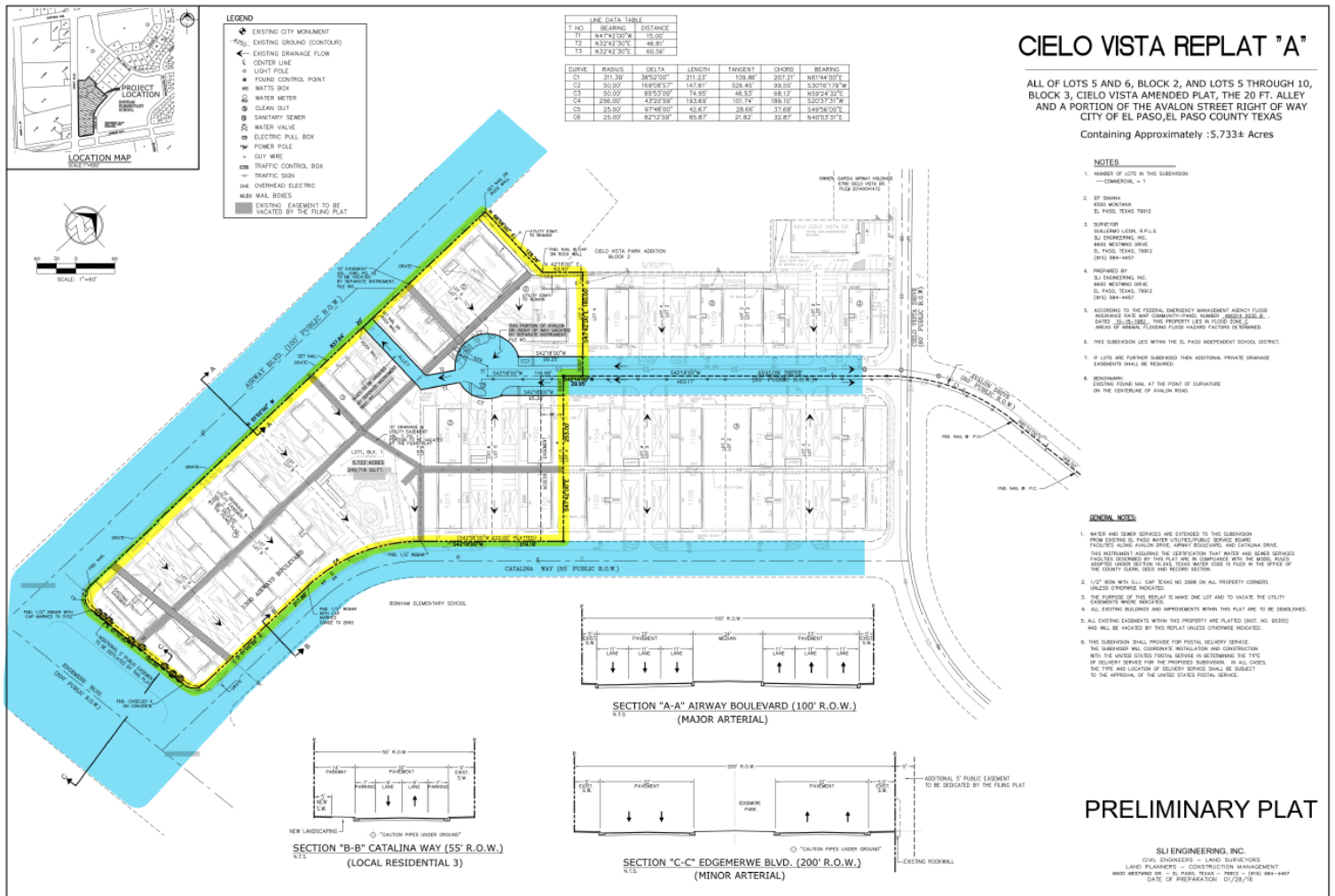


ATTACHMENT 2

CIELO VISTA REPLAT A

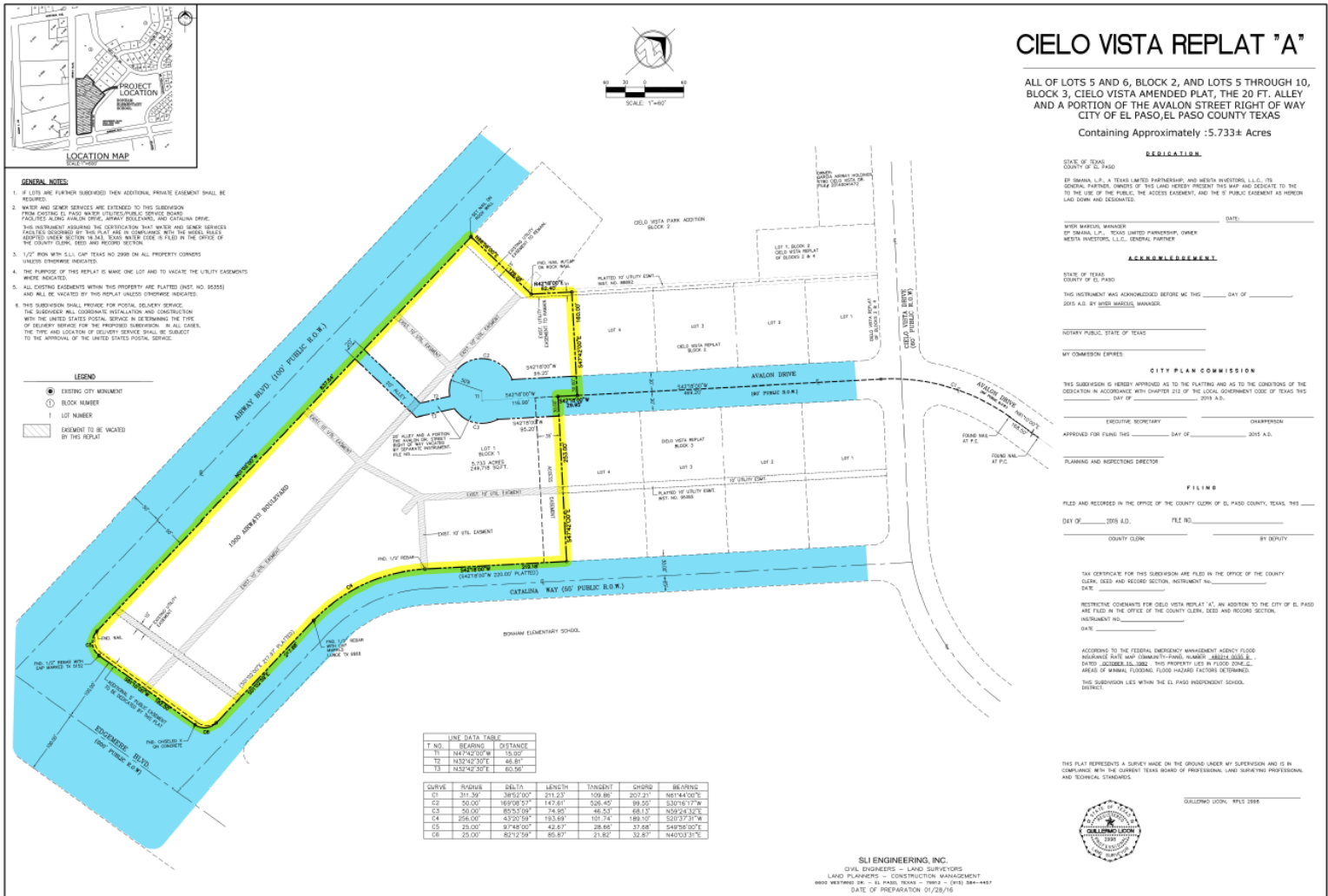


### ATTACHMENT 3





## **ATTACHMENT 4**



## ATTACHMENT 5



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September 18, 2015

Guillermo Licón, P.E.  
President

Nelson Ortiz  
Planning Division  
City of El Paso  
711 Texas Street  
El Paso Texas

Dear Mr. Ortiz

**Subject: Cielo Vista Replat A Subdivision**

We cordially requests a waiver for the following conditions requested by your office as a comment on the subdivision listed above:

1. The construction of the hike /bike lane requirement on Airways and on Edgemere. More than 50% of the surrounding areas within a quarter mile radius have been developed along these streets without a hike and bike. The developer does not have an issue with building the hike and bike lane however; the lane will have a dead end on both sides.
2. Dedicate additional land along Airways for a parkway.. Airways is fully developed and the existing right of way is not sufficient for a parkway. However, we will provide sufficient landscaping along the frontage on Airways
3. The existing configuration of Airways, Catalina Way, Cielo Vista and Edgemere. The existing sidewalk is adjacent to the curb and the parkway is located between the sidewalk and the property line. Granting the waiver will actually allow the developer to leave the configuration of these streets as it exists today.

Civil Engineers  
Land Surveyors & Planners  
Construction Management

Licensed Registered Engineers  
Texas - New Mexico  
Arizona - Colorado

6600 Westwind Drive  
El Paso, TX 79912  
Phone (915) 584-4457  
Fax (915) 581-7756

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DATE : 9/18/2015

FILE NO. 44-38861-1000

SUBDIVISION NAME: CIELO VISTA REPLAT "A" SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
PARCEL 1: LOTS AND 6, BLOCK 2; LOTS 5 THROUGH 10, BLOCK 3, CIELO VISTA, AN ADDITION  
TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF ON  
FILE IN VOLUME 7, PAGE 1, PLAT RECORDS OF EL PASO COUNTY TEXAS.

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	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family			Industrial		
Duplex			Office		
Apartment			Street & Alley		
Mobile Home			Ponding & Drainage		
P.U.D.			Institutional		
Park			Other: _____		
School			Total No. Sites	<u>5.733</u>	<u>1</u>
Commercial	<u>5.733</u>	<u>1</u>			

- |   |     |                  |     |
|---|-----|------------------|-----|
| 3. What is the existing zoning of the above-described property? | A-2 | Proposed zoning? | C-3 |
|---|-----|------------------|-----|

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)?                      Yes                      No                      N/A

5. What type utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of both \_\_\_\_\_ X \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)

## SURFACE & UNDERGROUND

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No         
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Street Improvement plans submitted? Yes \_\_\_\_\_ No ☒ X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards?      Yes    ☒    No

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested rights (see attached)

12. Owner of record	EP SIMANA, LP (Name and address)	6500 MONTANA AVE (Name and address)	79925 (Zip)	779-6500 (Phone)
13. Developer	MIMCO (Name and address)	6500 MONTANA AVE (Name and address)	79925 (Zip)	779-6500 (Phone)
14. Engineer	SLI (Name and address)	6600 WESTWIND DR (Name and address)	79912 (Zip)	584-4457 (Phone)

CASHIER'S VALIDATION  
FEE \$651.00

OWNER SIGNATURE:



REPRESENTATIVE:



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE  
FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE  
APPLICATION FOR ACCURACY AND COMPLETENESS